



Fw: Rob Rossi Project at Black Lake Golf Course
Jennifer Caffee to: cr_board_clerk Clerk Recorder

08/04/2015 01:36 PM

Jennifer Caffee
Legislative Assistant
5th District Supervisor Debbie Arnold
San Luis Obispo County

----- Forwarded by Jennifer Caffee/BOS/COSLO on 08/04/2015 01:36 PM -----

From: Nancy Lee <nancylee1313@yahoo.com>
To: "district5@co.slo.ca.us" <district5@co.slo.ca.us>
Date: 08/03/2015 07:03 PM
Subject: Rob Rossi Project at Black Lake Golf Course

Dear Ms. Arnold,

Attached is my letter in opposition to Rob Rossi's proposed project at Black Lake Golf Course. In this letter I set forth several reasons why Mr. Rossi's request to the Board should be denied.

I will be at the hearing before the Board on August 11, 2015. I have heard that this date might be postponed to October.

If, so I will be at the continued hearing.

Thank you very much.



Nancy DamronRob Rossi Project at Black Lake Golf Course letter 8-3-15 - Debbie Arnold.pdf

Nancy Damron

August 3, 2015

By U.S. Mail and Email

Debbie Arnold, Supervisor
Board of Supervisors

Re: Rossi Project at Black Lake Golf Course

Dear Ms. Arnold,

The request by Rob Rossi of Black Lake Golf Resort, LLC to process a Specific Plan, General Plan and Land Use Ordinance Amendment to amend provisions of the Black Lake Specific Plan is scheduled for hearing before the Board of Supervisors on August 11, 2015. I am opposed to Mr. Rossi's request. I live across Willow Road from Black Lake and my mother is an owner in Black Lake.

I have attended several meetings at which Mr. Rossi discussed his plans for building a hotel, time shares, houses, senior housing, condos and RV sites at the Black Lake Golf Course. The Black Lake CC&Rs specifically prohibit the construction of residential or commercial developments on the golf course, as confirmed by the law firm of Loewenthal, Hillshafer & Carter, LLP, counsel for the Black Lake Management Association. Therefore, Mr. Rossi's request to amend provisions of the Black Lake Specific Plan must be denied.

Mr. Rossi told the Board of Supervisors at the hearing on March 24, 2015, that he would speak with the residents of Black Lake to obtain their approval of his plans. While he has spoken with the residents at various meetings, he has not received the approval of the residents to amend the CC&Rs. The residents will not agree to amend the CC&Rs.

Mr. Rossi has failed to present any concrete plan for the golf course project. Instead, he has provided only vague ideas, which change from meeting to meeting. When residents asked him questions about his intentions, his response uniformly was to the effect of "We are working on it and have not yet decided what the final plan will be, maybe this or maybe that." Mr. Rossi says only what he thinks will get him by at the moment, which is evident by his many contradictory statements. For example, at a meeting at Black Lake on December 16, 2014, the residents were strongly opposed to time shares as part of the project. Mr. Rossi told us that his project would definitely not contain time shares. Yet, at the March 24, 2015, the Board of Supervisors' meeting, his representative said that the plan includes time shares. At a meeting at Black Lake on May 19, 2015, Mr. Rossi again said his plan would include time shares. The same is true with his contradictory statements about RV parking sites.

The only consistent statement made by Mr. Rossi is that if the residents do not allow him to build his project, he will stop maintaining the golf course. Mr. Rossi is trying to intimidate the residents with threats of shutting down the golf course. Please do not believe these threats! Mr. Rossi will do no such thing. His loan documents most likely require him to maintain the golf course in good operating condition. If not, he is subject to foreclosure. If the bank forecloses, then either Mr. Rossi will have to return the golf course to good operating condition or it will be sold at a foreclosure sale. Therefore, Mr. Rossi will never carry through with his threat to shut down the golf course. Furthermore, if Mr. Rossi defaults on his Black Lake loans, he will be unable to obtain loans for his numerous other projects, including the Avila Beach Resort. As the saying goes, Mr. Rossi is simply “throwing everything against the wall to see what will stick.” Again, do not believe his threats. He will never shut down the golf course.

At the meeting on March 24, 2015, the Supervisors expressed concern that Mr. Rossi’s project would violate the Black Lake CC&Rs. The residents, including my mother, purchased their homes in Black Lake with golf course views because the CC&Rs protect them and prevent the building on the golf course. Please support the Black Lake CC&Rs and deny Mr. Rossi’s request to build on the golf course.

The Supervisors also expressed concern about the water situation. I believe that Mr. Rossi’s figures regarding anticipated water usage for his project are flawed and inaccurate, as others have already informed the Board. His figures of anticipated water needs for the project are unreasonably low. This project will use much more water than Mr. Rossi has represented and will only exacerbate the water situation.

Also, this project will worsen the traffic on Willow Road and throughout the Black Lake neighborhoods. At the meeting on March 24, 2015, County Staff stated that no new entries to Black Lake will be allowed off Willow Road. That means that all of the traffic generated by Mr. Rossi’s project, including the hotel, will go directly through the neighborhoods. I asked Mr. Rossi at the December 16, 2014, meeting how many car trips per day will be generated as the result of his project. His response was that he hadn’t determined that yet. Mr. Rossi has developed many projects and certainly knows that a hotel and homes on the scale he has proposed will likely result in a minimum of 1,000 additional vehicle trips in Black Lake each day, and most likely significantly more than that. A hotel will have visitors coming and going, plus employees and vendors delivering supplies. According to the San Diego 2003 Land Development Code Trip Generation Manual, a resort hotel generates 8 trips per room per day. If the hotel is 100 rooms, that alone is 800 trips per day. For single family residential homes the figure is 9 trips per day. Mr. Rossi has discussed 100 residences or more. That means an additional 900 trips per day for the homes. Added to the hotel trips, Mr. Rossi’s project will generate at least 1,700 additional vehicle trips per day in Black Lake and on Willow Road.

It is clear that this project is not allowed by the CC&Rs and is simply not appropriate for Black Lake. Therefore, Mr. Rossi’s request should be denied.

Thank you very much.

Very truly yours,

/s/

Nancy Damron